

TITLE INSURANCE AND TRUST COMPANY
433 SOUTH SPRING STREET, LOS ANGELES
MADISON 2311

PRELIMINARY REPORT
Issued for Sole Use of

April 28, 1943

Our No. 1872073
Your No. 13818

Union Bank & Trust Company
760 South Hill Street
Los Angeles, California

Attention of Mr. Muller

In connection with your application for a.....Policy of Title Insurance in our usual form on the title to the land hereinafter described, this report is issued as an accommodation, and is made without liability and without obligation to issue such Policy.

Statement of charges will be rendered when Policy is issued, or ninety days from entry of application, if Policy is not issued prior to that time.

Dated as of.....March 18,.....1943 8:00 A.M.

W. W. Reiburn
W. W. REIBURN, EXAMINER

Vestee: (Not an insured owner)

~~Description~~

CITY OF LOS ANGELES, a municipal corporation, as to the West 35 feet of the East 45 feet and the West 35 feet of the East 110 feet (measured at right angles to the East line of Avalon Boulevard, 120 feet wide) of Parcel K; and in
DEL ALTO ESTATE COMPANY, a corporation, as to the remainder.

DESCRIPTION:

~~Substantive~~

PARCEL J: That portion of the Rancho San Pedro, in the County of Los Angeles, State of California, being a strip of land 10 feet in width, the Southwesterly line of said strip being described as follows:

beginning at the intersection of the Westerly line of Avalon Boulevard, 120 feet wide, as described in deed to the County of Los Angeles, recorded in Book 10390 Page 68, Official Records of said County; with the Northeastly line of the Gardena Valley and Nigger Slough Channel, as described in deed to the Los Angeles County Flood Control District, recorded in Book 7016 Page 240, Official Records of said County; thence Southeasterly in a straight line to the intersection of the Easterly line of said Avalon Boulevard, with a line which is parallel

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APPROVED FOR
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with and distant 15 feet Northeasterly, measured at right angles from the Northeasterly line of said Gardena Valley and Nigger Slough Channel.

The Northeasterly line of said 10 foot strip to be prolonged or shortened so as to terminate in the East line and the West line of said Avalon Boulevard.

PARCEL K: That portion of the Rancho San Pedro, in the County of Los Angeles, State of California, being a strip of land 10 feet in width, the Northerly line of said strip being described as follows:

Beginning at the intersection of the South line of that certain strip of land described in deed to the County Sanitation District, recorded in Book 16466 Page 245, Official Records of said County, with the Westerly line of Avalon Boulevard, as described in deed to the County of Los Angeles, recorded in Book 10390 Page 68, Official Records of said County; thence Easterly along the prolongation of the South line of the land described in said deed to County Sanitation District, to the Easterly line of said Avalon Boulevard.

The Southerly line of said 10 foot strip is to be lengthened or shortened so as to terminate in the Westerly line and the Easterly line of said Avalon Boulevard.

SUBJECT TO:

1. Right of entry and way over all of said land for the excavation, clearing or repair of zanjias, ditches, flumes, pipes or other water conduits, for water used for irrigation or domestic purposes, and for the transmission and flow of said waters, as provided by the final decree of partition entered in Case No. 3284 of the Superior Court in and for the County of Los Angeles.
2. An easement affecting all of said land for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under and across said land as granted to Dominguez Water Company by deed recorded in Book 1515 Page 265, Official Records.
3. An easement 5 feet in width over said parcels for pipe lines and incidental purposes for the transportation of petroleum, petroleum products, gasoline, natural gas, water and other substances, together with the right of ingress and egress to and from said 5 foot easement, as granted to Pan American Petroleum Company by deed recorded in Book 4644 Page 118, Official Records.

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4. An easement over portions of said parcels for poles, towers, conduits, and incidental purposes, for the transportation of electric energy, as granted to City of Los Angeles by deed recorded in Book 10241 Page 397, Official Records.

5. An easement over that portion of Parcel K. shown herein as vested in City of Los Angeles, for conduits and incidental purposes for conveying water, gas, oil and other substances, together with the right of entry thereto, as reserved by Del Amo Estate Company in deed recorded in Book 10241 Page 397, Official Records.

6. Covenants, conditions, and restrictions affecting that portion of Parcel K, shown herein as vested in City of Los Angeles, imposed in the deed last above mentioned.

7. An easement over those portions of said parcels included in the lines of Avalon Boulevard for public road and highway purposes, granted to the County of Los Angeles by deed recorded in Book 10390 Page 68, Official Records.

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